



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Final Map and Improvement Agreement for Johnson Ranch Unit No. 2,
Tract No. 2586

MEETING DATE: July 21, 1993

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the final map for Johnson Ranch Unit No. 2, Tract No. 2586, and the payment of Development Impact Mitigation Fees for water, wastewater, street and storm drain facilities from the escrow established for the acquisition of the subdivision by the developer as outlined in the Improvement Agreement, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City.

BACKGROUND INFORMATION: The subdivision is located south of the existing southerly terminus of Bluejay Way, as shown on Exhibit A, and contains total of sixty-five single-family residential lots.

Lodi Homebuilders, L. P., the developer of this subdivision, has furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and a portion of the fees for the proposed subdivision. The Development Impact Mitigation fees for water, wastewater, street and storm drain facilities have not yet been paid.

The developer is in the process of purchasing the subdivision site and has requested that the impact fees normally collected prior to map approval by the Council be paid at the close of their escrow. Given the stringent requirements being imposed on developers by financial institutions due to the current poor economic climate, staff feels that this is a reasonable arrangement to facilitate the project and recommends that the Council approve the payment of impact fees through the escrow so the project may proceed. Staff will issue a demand for payment and instruct the title company that the map may not be filed until monies for the payment of the impact fees have been deposited in escrow.

FUNDING: Developer fees.


Jack L. Ronsko
Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer
JLR/SAW/lm
Attachment
cc: City Attorney

APPROVED



THOMAS A. PETERSON
City Manager



recycled paper

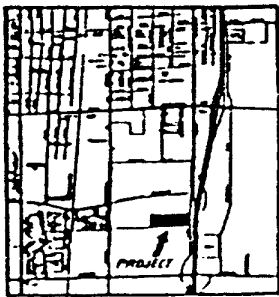
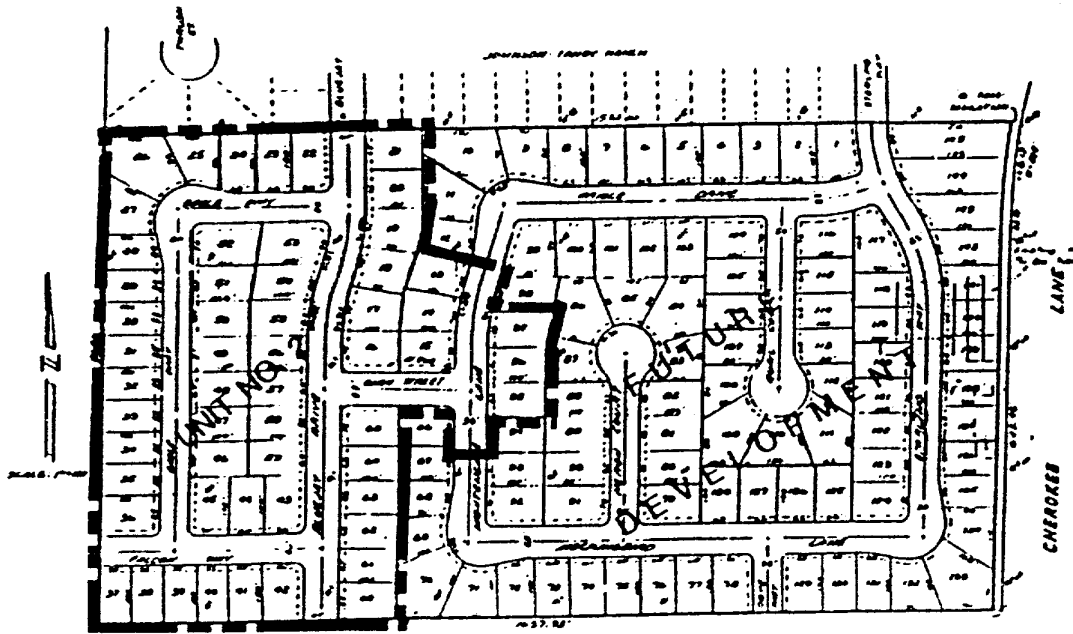
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CITY OF LODI

PUBLIC WORKS DEPARTMENT

JOHNSON RANCH II



VICINITY MAP

Dr.	No.	Date	Revision	Appr.
Ch				
Date				

EXHIBIT A